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September 15, 2010

Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
Sacramento, CA 94252-2053

**HOUSING POLICY
DEVELOPMENT, HCD**

SEP 21 2010

RE: Submittal of the City of Concord's General Plan Progress Report

Dear Ms. Creswell:

The City of Concord is submitting a General Plan Progress Report (see Attachment) to the State of California. On September 15, 2010, the Concord City Council considered and accepted the General Plan Progress Report. The General Plan Progress Report includes a summary of General Plan amendments for calendar year 2009 and Concord's progress in meeting its share of regional housing needs during the reporting period from 2007 to present. The General Plan Progress Report complies with the requirements of the California State Government Code Section 65400 (b) by providing a progress report to the legislative body on the status of the General Plan and the progress in its implementation. The progress report is now being submitted for your review. If you have any questions, please contact me at (925) 671-3284.

Sincerely,

Phillip Woods, AICP
Principal Planner

cc: Scott Morgan, State Clearing House Acting Director, Governor's Office of Planning and Research

Attachment: City of Concord's General Plan Progress

10ltr.048

**REPORT TO MAYOR AND COUNCIL****TO THE HONORABLE MAYOR AND COUNCIL:**

DATE: September 14, 2010

SUBJECT: GENERAL PLAN PROGRESS REPORT**Report in Brief**

The City Council is being asked to review and accept the annual progress report on the status of the General Plan and its implementation. This report also documents the City's progress in meeting its share of regional housing needs and information concerning the efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Planning Commission has considered the General Plan Progress Report and recommended its acceptance by the City Council.

Staff recommends that the City Council review and accept the General Plan Progress Report for submittal to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

Background

The purpose of the report is twofold. One, it informs the State of California of the City's planning activities and assists in facilitating the legislative process as it pertains to land use and local planning issues. Two, it appraises the City Council of the City's progress in implementing policies in the General Plan and assists in formulating future implementing priorities. State Government Code § 65400 (b) (1) requires that the local legislative body review and accept the progress report. This report on the City's General Plan covers planning activities during calendar year 2009.

On July 21, 2010, the Planning Commission reviewed the General Plan Progress Report and voted to forward a recommendation to the City Council to accept the report.

Discussion**Status of the General Plan and Implementation Progress**

The City of Concord updated its General Plan in 2007. The *Concord 2030 Urban Area General Plan* includes the following elements: Economic Vitality; Land Use; Growth Management; Transportation and Circulation; Parks, Open Space and Conservation; Safety and Noise; and Public Facilities and Utilities. The following discussion summarizes the status and the implementation progress of individual Elements during calendar year 2009.

Economic Vitality Element

The Economic Vitality Element establishes the policy foundation for the City's proactive role to promote economic expansion and job growth in the City. The Element provides policies to enhance linkages between economic development, land use and zoning. The progress towards implementation includes the continued processing of development applications throughout the community.

Land Use Element

The Land Use Element constitutes the framework for land use planning in Concord to the year 2030. This Element designates the location and extent of land use categories such as housing, business, industry, public facilities, and open space. It includes policies and a land use diagram. The progress towards implementation includes the continued processing of development projections for conformance to the Land Use Element.

Growth Management Element

The Growth Management Element establishes policies and standards for traffic levels of service, and to establish performance standards for parks, fire, police, sanitary facilities, water service and flood control. This comprehensive, long range element balances the demands for public facilities generated by new development with plans, capital improvement programs and development mitigation programs. The progress towards implementation includes the ongoing review of development projects for conformance to the Growth Management Element.

Transportation and Circulation Element

The Transportation and Circulation Element provides guidance and specific actions to ensure the continued safe and efficient operation of the City's circulation system. The Element indicates the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. These are correlated with the Land Use Element. The progress towards implementation includes ongoing review of development projects for conformance to the Transportation and Circulation Element.

Parks, Open Space, and Conservation Element

The Parks, Open Space, and Conservation Element provides guidance for preservation of the City's open spaces, natural resources, as well as identify the parks and recreation facilities available to local residents. The Element incorporates policies to address the acquisition, management, preservation, and conservation of parks, open space, and natural resources. The progress towards implementation includes ongoing review of development projects for conformance to the Parks, Open Space, and Conservation Element.

Safety and Noise Element

The Safety and Noise Element identifies the natural and man-made hazards that exist within the City, and mitigates their potential impacts through both preventative and responsive measures. The Element provides policies for the protection and safety of the general public concerning air quality, noise, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress towards implementation includes ongoing review of development projects for conformance to the Safety and Noise Element.

Public Facilities and Utilities Element

The Public Facilities and Utilities Element addresses service and infrastructure needs for development. The Element provides policies for the public services that Concord provides including wastewater collection, law enforcement, childcare programs and cultural arts, and education programs. The progress towards implementation includes ongoing review of development projects for conformance to the Public Facilities and Utilities Element.

Housing Element

The Housing Element provides the Housing Goals, Policies and a Five Year Action Plan that are designed to implement the removal of governmental constraints to the maintenance, improvement and development of housing in Concord. For each of these goals, a series of policies are defined, with implementing programs for each policy as appropriate. To guide program implementation, responsibilities, budget and time frame, specified and quantified objectives were established. The policies and programs are organized under the following five goal areas:

- Goal 1 Housing Supply and Mix**
Promote a balance supply of housing for all income groups residing or who wish to reside in Concord.
- Goal 2 Quality Neighborhoods**
Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.
- Goal 3 Meeting Special Needs**
Encourage the expansion of housing opportunities for special needs groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families and homeless individuals and families.
- Goal 4 Equal Housing Opportunities**
Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, family status, source of income, or disability.
- Goal 5 Historic Preservation**
Ensure the preservation of older and historical areas, homes and buildings.

The progress towards implementation of the Housing Element goals, policies and five-year action plan is discussed in the sections of "Local Efforts to Remove Governmental Constraints" and "Progress in Meeting Housing Needs".

Local Efforts to Remove Governmental Constraints

The City has taken several steps to remove governmental constraints that hinder the development of affordable housing. These include the continued implementation of the *Concord 2030 Urban Area General Plan*, initiating a comprehensive Zoning Ordinance Update to remove the inconsistencies with the General Plan, and by approving several minor and major development projects that has increased the number of housing units in the City.

General Plan Amendments

In 2009, there was only one General Plan Amendment that was initiated. The following is a description of the amendment:

General Plan Amendment 10-001: Housing Element Update

The City has been updating its 2003 Housing Element since 2007; staff anticipates that Council will review and adapt the final version of the new Housing Element next month. The new Housing Element planning period covers January 1, 2007 to December 31, 2014. The updated Housing Element will include a revised statement of goals, policies, quantified objectives, and schedule of programs for the preservation, improvement and development of housing on a City-wide basis.

Progress in Meeting the City's Share of Regional Housing Needs for the Housing Element Planning Period 1999 – 2014

The following information is provided to comply with the progress report requirements of the Government Code in regard to meeting the City's share of regional housing needs. Concord's 'fair share' of the regional housing need includes both the Unmet Regional Housing Needs Allocation (RHNA) from the prior Housing Element Planning Period of 1999-2006 and the current RHNA for Housing Element planning period of 2007 to 2014 that has been determined to be:

- 855 units for *very low-income* households
- 546 units for *low-income* households
- 1,028 units for *moderate-income* levels
- 1,480 units for *above-moderate-income* households
- 3,909 units **Total**

Table 1 provides a detailed summary of Concord's progress in meeting regional housing needs for the Housing Element planning period of 1999-2014. The City has approved several minor and major development projects that have increased the number of housing units. The information in the table shows the number of residential units that have been approved or are currently under review. As shown in the table, the City has already approved or that are currently under review 324 housing units since January 1, 2007.

Table 1: Concord's Progress in Meeting Regional Housing Needs

Project Name	Very Low	Low	Moderate	Above Moderate	Total Units
Built or Under Construction					
Ridgeview Estates				5	5
Subtotal				5	5
Approved					
Chestnut Grove Residential Subdivision				10	10
Copperleaf Residential Subdivision				11	11
Enclave Townhomes			2	24	26
Farry Grove Residential Subdivision				5	5
Kings Crest				3	3
Palmero Condominiums				224	224
Poetry Gardens Townhomes		1		27	28
Villa De La Vista			1	11	12
Subtotal		1	3	315	319
Total		1	3	320	324
ABAG Fair Share Need	855	546	1,028	1,480	3,909
Remaining Need	855	545	1,025	1,160	3,585

Fiscal Impact

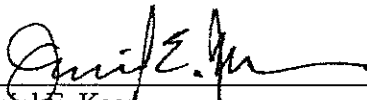
The General Plan Report will not have a fiscal impact on the City.

Public Contact

Posting of the Council agenda.

Recommendation for Action

Staff recommends the City Council accept the General Plan Progress Report and direct staff to submit the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.



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